

STRATEGIC INVESTMENT PRIORITIES

Comprehensive Community Development

Every community strives to be a place where people choose to live, work, and play. Comprehensive development means that a community's potential lies in the identification and creation of a shared vision, planned by local leadership, and carried out by an array of partners. When successful, it yields results beyond what can be achieved by individual organizations or disparate programs because of the unique synergy they generate. A thriving community is a community with job opportunities, strong schools, safe neighborhoods, a full range of housing choices, and a vibrant culture. Comprehensive development marshals resources and deploys coordinated strategies in a concentrated area to create opportunities for others in the community to take prudent risks and reap the rewards. The demolition of blighted structures, the rehabilitation of long-vacant housing and the creation of new community amenities and retail opportunities serve as a tipping point for future development through market forces.

Threshold Items

- Projects must be focused on a targeted area. An entire town, city, or county does not meet the definition of a targeted area.
- Projects must encompass or be part of a multi-faceted effort and/or will act as a catalyst to spur other development in the community.
- Applicants must provide documentation that the project is a community effort with broad support, such as but not limited to a written plan.

Regarding any housing portion of submissions under this priority:

- New Construction developments must be completed to at least meet the minimum standard set by the National Association of Home Builders.¹ Projects are not required to receive NAHB certification must be verified by a qualified professional that the structure has been built to NAHB minimum standard.
- All beneficiaries are required to receive appropriate information and training on energy savings. The required booklet can be found on the Strategic Investment page on IHCD's website.²

¹ <http://www.nahbgreen.org/Certification/default.aspx>

² <http://www.in.gov/ihcda/3119.htm>

Aging in Place

Aging in place refers to making our living environment safe and adaptable so that everyone can remain independent and continue to thrive in their homes and community even as circumstances change. While the primary target populations for aging in place strategies are seniors and persons with disabilities, everyone benefits from buildings and communities that are accessible, visitable, and livable.

Threshold Items

- New Construction developments must be completed to at least meet the minimum standard set by the National Association of Home Builders.³ Projects are not required to receive NAHB certification must be verified by a qualified professional that the structure has been built to NAHB minimum standard.
- All homeowner or homebuyer units/homes to be assisted under this priority will be required to conduct a needs assessment on each beneficiary/household to determine need for accessibility improvements and/or supportive services. Construction or rehabilitation must meet a need that is essential for day to day living.
- All rental units/homes to be assisted under this priority will be required to perform an assessment of the property and bring it up to universal design building standards for ease of adaptability.
- All services provided to the beneficiary/household (current or subsequent) must be in place via a letter of cooperation, memorandum, or executed agreement.
- For homeowner rehabilitation and homebuyer projects,, 100% of the units must be targeted and developed for beneficiaries that are either disabled and/or at least 55 years of age.
- For rental projects, 100% of the units must be targeted and developed for beneficiaries that are at least 62 years of age OR 80% of the units must be targeted and developed for beneficiaries that are at least 55 years of age or older.

³ <http://www.nahbgreen.org/Certification/default.aspx>

- All beneficiaries are required to receive information and training on energy savings. The required booklet can be found on the Strategic Investment page on IHCD's website.⁴

Ending Homelessness

Merely *managing* homelessness is in no one's best interest. IHCD and its partners are focused on systematically preventing and ending homelessness for those most vulnerable in our communities. By identifying an individual's or family's barriers to self-sufficiency and targeting the most appropriate housing solution, we can help to minimize the number of people that enter the homelessness delivery system and the duration of time they spend in it. For the chronically homeless--those who cycle through health care institutions and correctional facilities seeking services and shelter-- linking services with housing provides them stability and reduces the burden on other community systems.

Regarding beneficiaries, disabled is defined as any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. The definition of a person with disabilities does not exclude persons who have the disease acquired immunodeficiency syndrome (AIDS) or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome (HIV). However, for the purpose of qualifying for low income housing, the definition does not include a person whose disability is based solely on any drug or alcohol dependence.

Threshold Items

- All Permanent Supportive Housing projects must have successfully been accepted into and completed the process of the Indiana Permanent Supportive Housing Institute (IPSHI)⁵. If not accepted or not eligible for the IPSHI, applications development of existing Permanent Supportive Housing units must be accompanied by a letter of support from the Community Services staff expressing their approval of the application going through the SIP process.

⁴ <http://www.in.gov/ihcda/3119.htm>

⁵ <http://www.csh.org/Indiana Program>

High Performance Building

How we create community solutions is equally as important to what solutions are desired. High performance building integrates with and optimizes the surrounding environment through architectural and site design, construction techniques and materials, as well as resource use and recovery. Done right, high performance building maximizes quality and durability by minimizing environmental impacts and operating costs.

Threshold Items

- New Construction developments must be completed to at least meet the minimum standard set by the National Association of Home Builders.⁶
- Units/Homes to be assisted for rehabilitation are required to have an energy audit completed prior to incurring any hard costs and also at the completion of the project. The scope of work must address the items identified in the Energy Audit. Energy Audits may be completed by:
 - An individual that maintains and currently holds an appropriate Building Professionals Institute (BPI) Certification
 - A RESNET-certified auditor
 - A certified HERS (Home Energy Rating System) Rater
 - An individual that has successfully completed IHCD's energy auditor training program

⁶ <http://www.nahbgreen.org/Certification/default.aspx>

- All beneficiaries are required to receive appropriate information and training on energy savings. The required booklet can be found on the Strategic Investment page on IHCD's website. [Energy Savers Booklet](#)
- All proposals under this priority are encouraged to design their developments to also meet one or more of the other IHCD priorities.
- Proposals that are presented ONLY under this priority will be required to provide significant leveraging as part of the development.
- Proposals presented ONLY under this priority that assist homeowners will be required to develop and administer a revolving loan program to create program income for use on future, eligible activities.

Emergency Home Repair

Addressing health & safety issues is very important in the development of any type of housing rehabilitation program. Situations arise where detriments to a home create a threat to the residents' health and/or safety that could result in a variety of problems with personal health or day to day living. Improvements such as this not only remove the threat but provide the resident with a safe, decent, housing solution that reduces the risk of further occurrences and also provides them with a viable housing option while maintaining their residence that will contribute to the stabilization of the existing neighborhood.

Threshold Items

- Intended to address critical health and safety issues ONLY. Such issues must be documented and deemed to be detrimental to the resident or home/unit where if not corrected, the resident would be forced to vacate and/or a demolition order placed on the home/unit.
- Health & Safety issues must be documented by an entity authorized to make such determinations. These entities may include but are not limited to the following: local building inspector, health department, personal physician, fire marshal, Family & Social Services Administration (FSSA), etc. **In order to receive release for the site, the recipient must supply written documentation of the emergency.**
- Clearly established program guidelines are required. The guidelines should be submitted at the time of application.
- \$10,000 subsidy limit per home, \$100,000 maximum award amount.

- The award term for this program is 12 months.

How to Apply

Interested parties have two options under which they may apply.

Option 1

Applicants may apply for an allocation of funds to assist in creating or maintaining an emergency home repair fund. This option will allow communities to have immediate access to funds as emergencies occur.

- This program is designed to address emergency situations that pose an immediate threat to a resident's health and safety. Therefore the requirement to submit an Environmental Review (ER) at the time of submitting the application has been waived. Once the properties have been identified, the ER must be submitted to Adrienne Schmetzer, Architectural Design and Construction Review Manager (aschmetzer@ihcda.in.gov or 317-232-7777).

Option 2

Applicants may apply for an allocation of emergency repair funds in conjunction with another activity/priority (i.e. Aging in Place). Properties must be identified at the time of submitting the application. These properties must be located within the target area identified for the other housing activity.

- Beneficiaries should be income-certified with complete scope of work done on home prior to application.
- The applicant may initiate the Environmental Review (ER) process after receiving authorization to proceed to Phase 2 of the Strategic Investment Process. The ER must be submitted to Adrienne Schmetzer, Architectural Design and Construction Review Manager (aschmetzer@ihcda.in.gov or 317-232-7777).